

Appartement Chamonix-Mont-Blanc 59 m²



PRIX DE VENTE : 737 000 €

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Blanc



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DESCRIPTION

In Chamonix-Mont-Blanc, just a few steps from the town centre and at the foot of the Aiguille du Midi cable car, discover this beautiful 59 m² two-bedroom apartment located within the prestigious 5-star tourist residence "Le Cristal de Jade".

This two-bedroom apartment is sold with an existing rental lease (holiday rental), within the serviced tourist residence offering concierge services, wellness area, gym, swimming pool, and more.

Benefiting from magnificent views of Le Brévent and the Aiguilles Rouges mountain range, this apartment, located on the second floor, stands out for the quality of its materials, its spacious layout, and its beautiful high ceilings with exposed wooden beams.

It comprises an entrance hall with storage, a bathroom, two bedrooms with fitted wardrobes including a master suite with private shower room, as well as a pleasant living area with a fully equipped kitchen, dining space, and lounge opening onto a terrace offering exceptional panoramic views of the surrounding mountains.

The apartment is sold fully furnished and equipped.

The residence "Le Cristal de Jade" is distinguished by its elegant architecture inspired by Alpine chalets and its prime location facing the Mont Blanc massif. Owners benefit from high-end facilities including a vast wellness area of nearly 1,000 m² with indoor swimming pool, jacuzzi, sauna, hammam, fitness room, and spa, providing incomparable moments of relaxation after a day in the mountains.

Additional features include a private underground parking space, a cellar/storage room, and a ski locker.

The rental lease governs both the rental periods and the owners' usage periods. Further information and details available upon request.

The condominium charges are included in the rental lease with the residence management company. For information purposes, charges are approximately €162/month and include maintenance of common areas, heating, and cold and hot water consumption.

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CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	59.19 m ²	Ascenseur :	Oui
Nombre de lots :	52	Taxe foncière :	€525.00	NB de pièces :	3 rooms
NB de chambres :	2 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 129

Indice d'émission de gaz à effet de serre (GES) : C 25

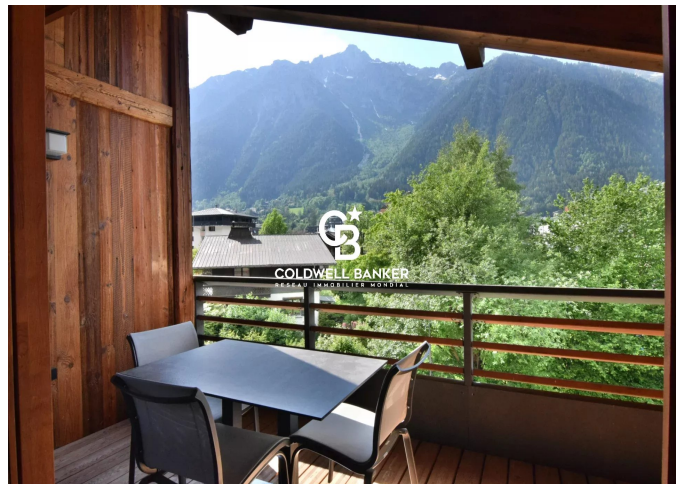
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